172.0	0007	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	706,300	/	706,300
USE VALUE:	706,300	/	706,300
ASSESSED:	706,300	/	706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS PAUL W & GUNES T
Owner 2:	
Owner 3:	
Street 1:	16 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GUGLIOTTI JENNIFER -
Owner 2:	GEANAKOS TIMOLEON -
Street 1:	16 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1884 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	314,600	700	391,000	706,300
Total Card	0.106	314,600	700	391,000	706,300
Total Parcel	0.106	314,600	700	391,000	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.89 | /Parcel: 374.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114389
GIS Ref	
GIS Ref	
Insp Date	06/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0007-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,600	700	4,620.	391,000	706,300	706,300	Year End Roll	12/18/2019
2019	101	FV	249,300	800	4,620.	385,400	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	229,900	800	4,620.	296,100	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	229,900	800	4,620.	279,300	510,000	510,000	Year End Roll	1/3/2017
2016	101	FV	229,900	800	4,620.	257,000	487,700	487,700	Year End	1/4/2016
2015	101	FV	216,000	800	4,620.	240,200	457,000	457,000	Year End Roll	12/11/2014
2014	101	FV	216,000	800	4,620.	221,200	438,000	438,000	Year End Roll	12/16/2013
2013	101	FV	216,000	800	4,620.	221,200	438,000	438,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13356

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUGLIOTTI JENNI	1535-2	1	9/28/2018		820,000	No	No		
GUGLIOTTI JENNI	1283-199		6/8/2004	Family	100	No	No		
MARINO DONNA M/	1274-156		9/23/2003		390,000	No	No		
MARINO ANTHONY	1216-4		12/27/1999	Convenience	1	No	No		N

!13356!

PRINT

Date	Time
12/11/20	03:19:50

LAST REV

Date	Time
11/05/18	08:53:51
apro	

USER DEFINED

Prior Id # 1:	114389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2010	858	Redo Bat	8,200					1ST & 2ND FLOOR BA
7/13/2009	578	Manual	2,060					
6/8/2005	508	Wood Dec	5,000					10 x 12 deck addit

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	TTL REFUSAL	BS	Barbara S
3/10/2011	Info Fm Prmt	BR	B Rossignol
10/23/2008	Meas/Inspect	189	PATRIOT
2/5/2004	MLS	HC	Helen Chinal
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34999990
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352725
Depreciation:	38094
Depreciated Total:	314631

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

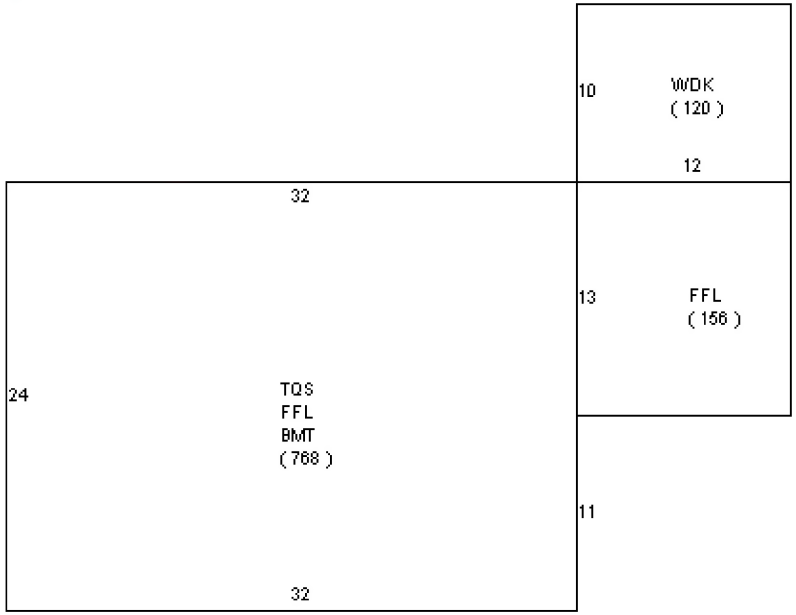
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	131.74
Final Total:	314600	Val/Su SzAd	209.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	141.740	130,964
BMT	Basement	768	58.470	44,902
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,388			Total:	259,226
Size Ad	1500	Gross Are	2580	FinArea	1884

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0007-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	2008	4.16	T	8.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700